043.0	0004	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	820,300	/	820,300
USE VALUE:	820,300	/	820,300
ASSESSED:	820,300	/	820,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN PATRICIA S
Owner 2:	
Owner 3:	
Street 1:	75 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELANSON VICTOR H--ETAL -
Owner 2:	MELANSON FLORENCE P -
Street 1:	75 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,077 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8077.000	290,400		529,900	820,300
Total Card	0.185	290,400		529,900	820,300
Total Parcel	0.185	290,400		529,900	820,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 606.73 | /Parcel: 606.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30175
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.0-0004-0013.A

!3649!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,600	0	8,077.	529,800	820,400	820,400	Year End Roll	12/18/2019
2019	101	FV	232,800	0	8,077.	563,000	795,800	795,800	Year End Roll	1/3/2019
2018	101	FV	232,800	0	8,077.	410,600	643,400	643,400	Year End Roll	12/20/2017
2017	101	FV	232,800	0	8,077.	357,600	590,400	590,400	Year End Roll	1/3/2017
2016	101	FV	232,800	0	8,077.	304,700	537,500	537,500	Year End	1/4/2016
2015	101	FV	227,200	0	8,077.	298,000	525,200	525,200	Year End Roll	12/11/2014
2014	101	FV	227,200	0	8,077.	245,100	472,300	472,300	Year End Roll	12/16/2013
2013	101	FV	227,200	0	8,077.	233,100	460,300	460,300		12/13/2012

PRINT

Date	Time
12/10/20	18:50:40

LAST REV

Date	Time
04/09/19	14:39:58
apro	

PAT ACCT. 3649

USER DEFINED

Prior Id # 1:	30175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELANSON VICTOR	34972-513		3/5/2002	Family	1	No	No		Florence P Melanson d.o.d. 4/3/2006 Bk 63744
	7322-398		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2009	707	Redo Kit	38,000	C				REPLACE DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/18/2010	Info Fm Prmt	BR	B Rossignol
1/17/2009	Meas/Inspect	197	PATRIOT
4/21/2000	Inspected	276	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8077		Sq. Ft.	Site		0	80.	0.82	1									529,851						529,900	

Total AC/HA:	0.18542	Total SF/SM:	8077	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	529,851	Spl Credit		Total:	529,900

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	7 - Below Avg.		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.96030003
Adj $ / SQ:	162.051
Other Features:	67000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325546
Depreciation:	35159
Depreciated Total:	290387

COMMENTS

643-0164 SCUTTLE. NOT TOGETHER- SINK AND TOILET IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

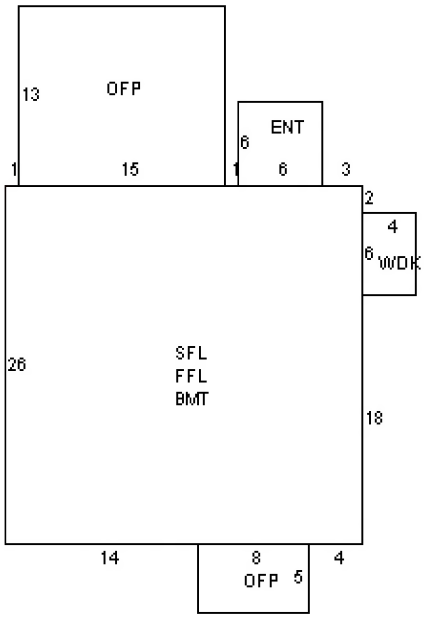
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.05
Special Features:	0	Val/Su Net:	125.01
Final Total:	290400	Val/Su SzAd	214.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	676	48.620	32,864
FFL	First Floor	676	162.050	109,546
SFL	Second Floor	676	162.050	109,546
OFP	Open Porch	235	22.590	5,308
ENT	ENTRY	36	25.350	913
WDK	Deck	24	15.360	369

Net Sketched Area:	2,323			Total:	258,546
Size Ad	1352	Gross Are	2323	FinArea	1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0004-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	